ID: 3578

# SALE OF AN APARTMENT IN THE CENTER OF PULA WITH HIGH POTENTIAL FOR FURNISHING

Centar, Pula

**259,000 €**
3,120 €/m²







Pula – a city with a rich history, a Mediterranean lifestyle, and excellent transport connections. Known for its impressive Arena, beautiful beaches, and numerous year-round amenities, Pula is an ideal place for living, vacationing, or making a secure real estate investment.

APARTMENT IN PULA – 83 m² | GROUND FLOOR | EXCELLENT LOCATION | HIGH POTENTIAL

On offer is an apartment with a total area of 83 m², situated on the ground floor in a highly accessible, high-traffic location in the very heart of Pula. Located near schools, the market,

and the hospital—and positioned in a sought-after area of the city—it is ideal for long-term or tourist rentals, student accommodation, or everyday living.

The property is currently organized into two separate units; however, with some renovation, it can be restored to its original layout by reopening a previously existing connecting doorway. It can be functionally arranged as a modern three-bedroom apartment featuring two spacious bedrooms, a dining area, a children's room, a spacious living room, a kitchen, and two bathrooms. High ceilings lend the space an airy feel and a distinctive Austro-Hungarian charm.

A major advantage is the newer PVC joinery with double glazing and large windows, meaning a portion of the renovation investment has already been addressed. The entrance door requires replacement with a higher-quality model. The apartment features separate utility meters, a gas connection, air conditioning, and a chimney suitable for a wood-burning stove. The floors feature a combination of parquet and ceramic tiling.

The property requires comprehensive refurbishment and renovation, including addressing rising damp in the lower sections of the walls and floors, as well as a complete overhaul of the bathrooms. With a well-planned layout, the property has the potential to look absolutely perfect.

Apartments of this size and potential in such a location rarely come onto the market. The need for renovation is actually an advantage, as it gives you the opportunity to customize the apartment entirely to your own taste.

Thanks to its location, high ceilings, excellent accessibility, and potential for functional reconfiguration, this property represents an attractive opportunity—whether for personal residence, investment, or the satisfaction of creating a home tailored to your vision.

The property is properly registered as a separate unit (condominium status) and is free of encumbrances.

FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Centar, Pula | PROPERTY ID | 3578 |
| PRICE | 259,000 € | TYPE | Flat |
| | Three rooms | | 83 m² |

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| | | | |
|---|---|---|---|
| FLAT TYPE | | AREA | |
| YEAR BUILT | - | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 2 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | - |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 330 cm | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | PVC, Good |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Laminate |
| FACADE | Good | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

## Infrastructure

- Electricity
- Water
- Sewerage

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